



*Knotts Cottage, Bury Road*

Turton



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Welcome to Knotts Cottage, this large prestige home is situated on a desirable 2.5-acre plot. It has mains gas supplied. Built in 1635 and extended to add a modern extension in 1983 consisting of four bedrooms and an extra-large lounge and sunroom. The lounge includes a large Inglenook fireplace, and a 7-kilowatt multi fuel burner, a large sunroom with far reaching view, Yorkshire stone flooring, and underfloor heating. A bespoke spiral staircase leads up to the main bedroom.

There is a fantastic sized games room/tv room to the barn which has mezzanine floor, glass balustrade and can be used for multi uses gym, party room, there is a bathroom on the ground floor could also be a granny flat.

Knotts Cottage is set away from the main road and is very private affording a sense of peace and security and is extremely private.



It has a modern Paul Davis kitchen, quartz work surfaces, feature lighting, Neff ovens and appliances, a Belfast sink, Miele dishwasher large utility room with washing machine and tumble dryer.

A ground level bathroom and cloakroom offer add to the utilities. There is a formal dining room for entertaining, which leads to the study/office, and a separate snug with a 5kw multi fuel burner. Upstairs each bedroom has its own ensuite.

There is also a double garage with an electric up and over door a large driveway with an electric gate for private access. Extensive gardens with a breeze house, and stream, and gardens with two ponds and a waterfall, and the top garden area also has a pond. It includes a workshop with solar panels, a large paddock for multi uses.

This house has very spacious living accommodation not visible from the road. A unique house with large rooms set in a very desirable location of Edgeworth. The paddock and top gardens include its own gate straight from the road.















## Local Authority/Council Tax

Blackburn with Darwen  
Band G  
Annual Cost £3,895.00

## Tenure

Freehold

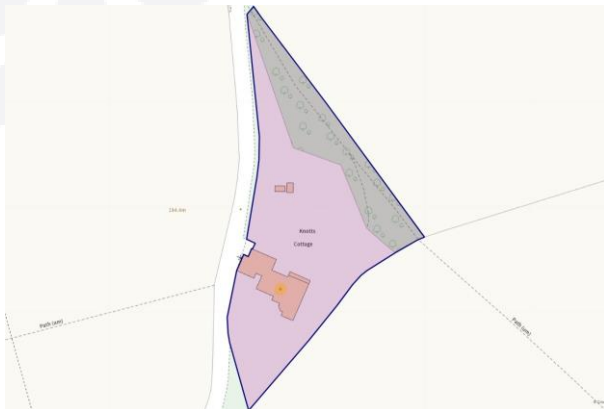
## Broadband

Basic: 14 MPBS

## Broadband

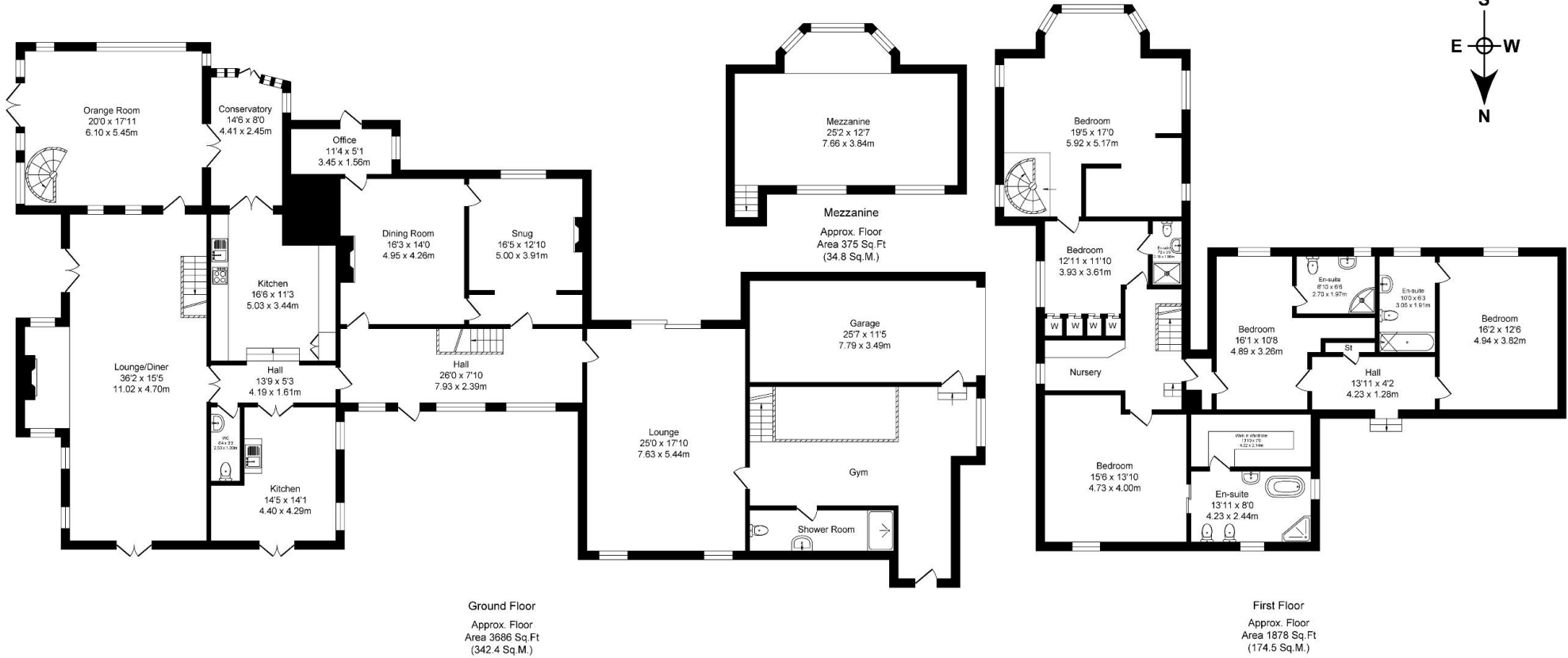
Sky

EPC Rating - D



Knotts Cottage, Bury Road, Turton  
 Total Approx. Floor Area 5939 Sq.ft. (551.8 Sq.M.)

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